COMM INTERS S R/W CR-242 & E
LINE SW1/4 OF NE1/4, RUN W
ALONG R/W 260 FT, S 420 FT FOR

GREEN MELANIE R
208 SW RAYBURN CT
LAKE CITY, FL 32024

2026

25-4S-16-03152-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

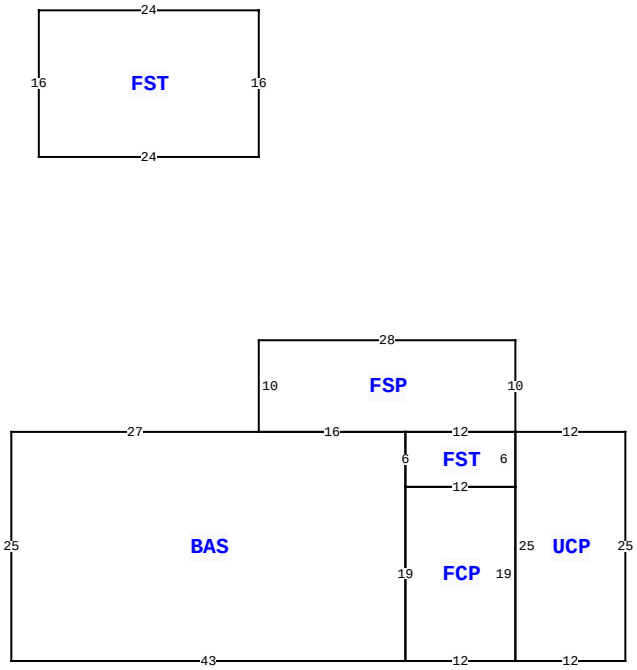
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100		1,075	99,292
FCP	228	25		57	5,265
FSP	280	40		112	10,345
FST	72	55		40	3,695
FST	384	55		211	19,489
UCP	300	20		60	5,542
TOTALS	2,339			1,555	143,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,555	117.8100	131.95	205,182	1971	2000	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2018 Heated Area: 1075 HX Base Yr 2018



208 SW RAYBURN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		143,627
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		157,427
SOH/AGL Deduction		48,405
ASSESSED VALUE		109,022
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		53,300
TOTAL JUST VALUE		157,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041680	Roof Replacement	13,063	04/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1353/0265	2/07/2018	LE	U	I	14	100
GRANTOR: MELANIE R GREEN (LIFE						
GRANTEE: TRAVIS D GREEN & DU						
1349/1666	12/08/2017	WD	Q	I	01	124,400
GRANTOR: RONNIE WAYNE & JANICE						
GRANTEE: MELANIE R GREEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S25 E43 FCP= E12 UCP= E12 N25 W12 S25$ N19 W12S19$
N19 FST= E12 N6 W12 S6$ N6 FSP= E12 N10 W28 S10 E16$ W16$
PTR=N30 FST= N16 W24 S16E24$ S30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	10	40	400.00	UT	2.00	2.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		*RSFMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 06/21/2021 BY JS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/20/2025 BY SYS